



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: MAY 3, 2004

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMAN WEEKLY and COUNCILWOMAN MONCRIEF

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, REAL ESTATE and ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, CITY CLERK BARBARA JO (RONI) RONEMUS AND DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

City Hall Plaza, Special Outside Posting Bulletin Board

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(3:11)

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AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: MAY 3, 2004

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Second Amendment to the Municipal Court Traffic School Lease located at 2917 West Washington Avenue renewing the Lease until June 30, 2005, with a six-month renewal option (\$11,220 a month - Municipal Court/Rental of Land) - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount:** \$11,220/month☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** Muni Court/Rental of Land**PURPOSE/BACKGROUND:**

The term of the existing Lease will expire on 6/30/04. This Second Amendment will extend the term until 6/30/05. Rent=\$9,637/month, Common Area Operating=\$1,583 to total \$11,220/month. If CLV is not in default of the Lease, CLV may request to renew the Lease for an additional 6-month term by providing Landlord with a 120-day notice. The minimum monthly rental for the renewal period shall increase by three percent (3%).

RECOMMENDATION:

Staff recommends approval and recommends authorization for staff to execute any further documents with the property management company to facilitate the intent of the Lease

BACKUP DOCUMENTATION:

Second Amendment to Lease Agreement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, stated that staff is requesting to extend the existing lease for the Municipal Court Traffic School for one year, with a six-month renewal option, as completion of the Regional Justice Center has been delayed again. Staff recommended approval.

REAL ESTATE COMMITTEE MEETING OF MAY 3, 2004
PUBLIC WORKS

Item 1 - Discussion and possible action regarding a Second Amendment to the Municipal Court Traffic School Lease located at 2917 West Washington Avenue renewing the Lease until June 30, 2005, with a six-month renewal option (\$11,220 a month - Municipal Court/Rental of Land) - Ward 5 (Weekly)

MINUTES – Continued:

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:11 – 3:12)

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AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: MAY 3, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action authorizing staff to enter into negotiations with the Boys & Girls Clubs of Las Vegas for a Lease Agreement on vacant land located on a portion of APN 139-25-303-014 at the northwest corner of Harris Avenue and Mojave Road - Ward 3 (Reese)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Staff received an unsolicited letter of proposal from the Boys & Girls Clubs of Las Vegas on March 22, 2004, expressing their desire to acquire land located near Harris Avenue and Mojave Road. The Boys & Girls Clubs feel this location would be an ideal site for a new club, gym and affordable child care facility to serve the needs of the community.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Letter from the Boys & Girls Clubs of Las Vegas dated 3/22/04
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 2 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, requested to negotiate a lease agreement with the Boys and Girls Club for vacant land near the Girl Scout's temporary modular site located at Mojave and Harris. Staff recommended approval.

KATHY BARNES, Boys and Girls Club, clarified for COUNCILMAN WEEKLY that the plan is to give up the existing location.

REAL ESTATE COMMITTEE MEETING OF MAY 3, 2004
PUBLIC WORKS

Item 2 - Discussion and possible action authorizing staff to enter into negotiations with the Boys & Girls Clubs of Las Vegas for a Lease Agreement on vacant land located on a portion of APN 139-25-303-014 at the northwest corner of Harris Avenue and Mojave Road - Ward 3 (Reese)

MINUTES – Continued:

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:12 – 3:13)

1-30

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: MAY 3, 2004

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Lease Agreement with Barrick GSG L.L.C. dba GOLDSPIKE for the lease of 25 parking spaces located on the third floor of the Stewart Avenue Parking Garage located on the southwest corner of Stewart Avenue and Las Vegas Boulevard (\$1,250 monthly revenue - Park Enterprise Fund) - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount:** \$1,250 monthly revenue☐**Budget Funds Available****Dept./Division:** PW/Real Estate & Assets☐**Augmentation Required****Funding Source:** Park Enterprise Fund**PURPOSE/BACKGROUND:**

The City of Las Vegas owns the Stewart Avenue Parking Garage and was approached by Barrick with their desire to lease 25 parking spaces on the third floor of the garage for use by their employees. Each parking space will be leased at a monthly rate of \$50 = \$1,250 monthly incoming revenue. The lease term is month-to-month and Barrick will be responsible for providing their own liability insurance.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Parking Lease Agreement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 3 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, explained that this lease agreement is for 25 parking spaces at \$50 per space. Staff recommended approval.

REAL ESTATE COMMITTEE MEETING OF MAY 3, 2004
PUBLIC WORKS

Item 3 - Discussion and possible action regarding a Lease Agreement with Barrick GSG L.L.C. dba GOLDSPIKE for the lease of 25 parking spaces located on the third floor of the Stewart Avenue Parking Garage located on the southwest corner of Stewart Avenue and Las Vegas Boulevard (\$1,250 monthly revenue - Park Enterprise Fund) - Ward 5 (Weekly)

MINUTES – Continued:

AL GALLEG0, citizen of Las Vegas, discussed with MR. ROARK that the Department of Field Operations will designate a certain floor for employees to park on a first-come/first-serve basis. Permits will be issued to mark employee vehicles.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:13 – 3:15)

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AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: MAY 3, 2004

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Lease Agreement to lease 5 parking spaces on the surface parking lot located at the southeast corner of Clark Avenue and Las Vegas Boulevard South to the Boulevard Hotel (\$350 monthly revenue - Park Enterprise Fund) - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount:** \$350 monthly revenue☐**Budget Funds Available****Dept./Division:** PW/Real Estate & Assets☐**Augmentation Required****Funding Source:** Park Enterprise Fund**PURPOSE/BACKGROUND:**

Staff received an unsolicited letter of proposal from the Boulevard Hotel on 4/12/04, expressing their desire to lease 5 parking spaces in the lot located at 501 Las Vegas Boulevard South for use by their employees/residents. Each parking space will be leased at a monthly rate of \$70 = \$350 monthly incoming revenue. The lease term is month-to-month and the Boulevard Hotel will be responsible for providing their own liability insurance.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Parking Lot Lease Agreement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 4 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, summarized that this agreement is for five parking spaces at the site commonly known as the "Bulldog" parking lot. The month-to-month lease term allows for the possibility of a future development agreement. Staff recommended approval.

REAL ESTATE COMMITTEE MEETING OF MAY 3, 2004
PUBLIC WORKS

Item 4 - Discussion and possible action regarding a Lease Agreement to lease 5 parking spaces on the surface parking lot located at the southeast corner of Clark Avenue and Las Vegas Boulevard South to the Boulevard Hotel (\$350 monthly revenue - Park Enterprise Fund) - Ward 5 (Weekly)

MINUTES – Continued:

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:15 – 3:16)

1-118

AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: MAY 3, 2004

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Lease Agreement lease 2 parking spaces on the surface parking lot located at the southeast corner of Clark Avenue and Las Vegas Boulevard South to Fredrickson, Mazeika & Grant, LLP (\$150 monthly revenue - Park Enterprise Fund) - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount:** \$150 monthly revenue☐**Budget Funds Available****Dept./Division:** PW/Real Estate & Assets☐**Augmentation Required****Funding Source:** Park Enterprise Fund**PURPOSE/BACKGROUND:**

Staff received an unsolicited letter of proposal from Fredrickson, Mazeika & Grant, LLP on 4/13/04, expressing their desire to lease 2 parking spaces in the lot located at 501 Las Vegas Boulevard South for use by their employees. Each parking space will be leased at a monthly rate of \$75 = \$150 monthly incoming revenue. The lease term is month-to-month and Fredrickson, Mazeika & Grant, LLP will be responsible for providing their own liability insurance.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Parking Lot Lease Agreement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 5 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, outlined the month-to-month lease of two parking spaces to an area law firm. Staff recommended approval.

REAL ESTATE COMMITTEE MEETING OF MAY 3, 2004
PUBLIC WORKS

Item 5 - Discussion and possible action regarding a Lease Agreement lease 2 parking spaces on the surface parking lot located at the southeast corner of Clark Avenue and Las Vegas Boulevard South to Fredrickson, Mazeika & Grant, LLP (\$150 monthly revenue - Park Enterprise Fund) - Ward 5 (Weekly)

MINUTES – Continued:

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:16)

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AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: MAY 3, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES**DIRECTOR: ORLANDO SANCHEZ**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action utilizing a maximum of \$95,000 of Redevelopment Set Aside Funds to purchase the residential property located at 807 Lawry Avenue from Wells Fargo Bank prior to a foreclosure sale - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount:** \$95,000☒**Budget Funds Available****Dept./Division:** Neigh. Svcs./Neigh. Devel.☐**Augmentation Required****Funding Source:** Redevelopment Set Aside Funds**PURPOSE/BACKGROUND:**

Neighborhood Services Department has received notice from Wells Fargo Bank that the owner of 807 Lawry Avenue is in default. The Department has invested \$49,521.42 of HUD HOME Program Funds in the property to make it affordable to the homeowner. If the homeowner does not cure the default by June 17, 2004, the Department will purchase the property from Wells Fargo Bank for a sum not to exceed \$95,000 and resell it subsequently. By so doing, the property can be kept as "Affordable" and the City of Las Vegas will not have to reimburse HUD for the \$49,521.42.

RECOMMENDATION:

The Real Estate Committee recommends the purchase and subsequent resale of the residential property.

BACKUP DOCUMENTATION:

Notice of Default letter from Wells Fargo dated March 22, 2004

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 6 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

SUE PRESCOTT, Neighborhood Services, indicated that the property at 807 Lawry is going into foreclosure. HOME funds have been invested into that property. Staff is requesting to use Redevelopment Funds to purchase the property for future resale. That will save the City from having to repay the HOME funds as well as create a 20-year period of affordability on that property. Staff recommended approval.

REAL ESTATE COMMITTEE MEETING OF MAY 3, 2004
NEIGHBORHOOD SERVICES

Item 6 - Discussion and possible action utilizing a maximum of \$95,000 of Redevelopment Set Aside Funds to purchase the residential property located at 807 Lawry Avenue from Wells Fargo Bank prior to a foreclosure sale - Ward 5 (Weekly)

MINUTES – Continued:

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.
(3:16 – 3:17)

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AGENDA SUMMARY PAGE
REAL ESTATE COMMITTEE MEETING OF: MAY 3, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES**DIRECTOR: ORLANDO SANCHEZ**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Weekly and Councilwoman Moncrief

Discussion and possible action using 18% Set Aside Funds to repay \$500,000 of Community Development Block Grant funding used to purchase property located at Madison Avenue and M Street to facilitate the construction of ten single-family homes - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount:** \$500,000☒**Budget Funds Available****Dept./Division:** Neigh. Svcs./Neigh. Devel.☐**Augmentation Required****Funding Source:** 18% Set Aside Funds**PURPOSE/BACKGROUND:**

On February 19, 2003, City Council approved reprogramming of \$500,000 in CDBG Funds from completed and canceled projects to Westside New Pioneers for the acquisition and soft costs of land located at the Northeast corner of Madison Avenue and M Street. The City has since assumed ownership of the property and Neighborhood Services is now requesting approval to exchange the \$500,000 in CDBG Funds with \$500,000 in 18% Set Aside Funds to facilitate the construction of ten single-family homes.

RECOMMENDATION:

Staff recommends that the City Council approve the exchange of \$500,000 in CDBG Funds with \$500,000 in 18% Set Aside Funds to facilitate the construction of ten single-family homes.

BACKUP DOCUMENTATION:

None

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 7 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF MAY 3, 2004
NEIGHBORHOOD SERVICES

Item 7 - Discussion and possible action using 18% Set Aside Funds to repay \$500,000 of Community Development Block Grant funding used to purchase property located at Madison Avenue and M Street to facilitate the construction of ten single-family homes - Ward 5 (Weekly)

MINUTES – Continued:

SUE PRESCOTT, Neighborhood Services, advised that original the purchase of the property was with Community Development Block Grant (CDBG) funds by a community-based development organization. That organization has since returned the property to the City. CDBG funds for affordable housing are very limited. In this case, repayment with the 18% set aside funding will open the process to other non-profit organizations to develop this property. Staff recommended approval.

JAMES VERNON expressed concern with the type of development proposed, and area residents were opposed to the type of housing proposed. He confirmed with MS. PRESCOTT that the plan is to seek a new developer to build affordable housing, preferably single-family homes. The representative of the Ward 5 will probably make the ultimate decision as to the type of housing.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:17 – 3:19)

1-186

REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: MAY 3, 2004

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

AL GALLEGO, citizen of Las Vegas, thanked COUNCILWOMAN MONCRIEF and MR. ROARK for demolition of the Laurelwood Apartments. With regard to the Sky Vue Mobile Home Park, he wants to assist one of the residents with the moving of his unit. Unfortunately, there are other mobile home parks in equally bad shape that the City should prepare for.

(3:19 – 3:21)

1-260

THE MEETING ADJOURNED AT 3:21 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
June 7, 2004